



THE CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
NOVEMBER 19, 2003
PUBLIC NOTICE OF A
PROPOSED MITIGATED NEGATIVE DECLARATION
JOB ORDER NO. 421387

A draft Mitigated Negative Declaration has been prepared by the City of San Diego Land Development Review Division for the project listed below. Written comments regarding the adequacy of this draft Mitigated Negative Declaration must be received by the Land Development Review Division at the address below by **December 8, 2003**. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on **November 19, 2003**.

SUBJECT: Opus West

Project Number: 6626

Opus West: TENTATIVE MAP/SITE DEVELOPMENT PERMIT to allow the development of an industrial business park and the creation of 8 parcels from a 20.29 acre site. The project would be constructed in two Phases. Phase I would consist of the construction of four warehouse buildings located on four separate parcels totaling approximately 163,743 square feet. The proposed buildings would range from 23,734 square feet to 79,074 square feet and would contain office areas with approximately 950 square feet of mezzanine. Phase II would consist of the construction of four warehouse buildings totaling 163,706 square feet located on 4 separate parcels totaling 9.02-acres. The proposed project is located at the southeast corner of Airway Road and Britannia Boulevard in the Industrial Subdistrict of the Otay Mesa Development District in the Otay Mesa Community Plan area. Applicant: Matt Montgomery, Opus West Corporation

COMMUNITY PLAN AREA: Otay Mesa

COUNCIL DISTRICT: 8 (Inzunza)

This recommended finding that the project will not have a significant effect on the environment is based on project revisions/conditions which now mitigate potentially significant environmental effects in the following area: traffic. The draft Mitigated Negative Declaration, Initial Study, and supporting documents may be reviewed, or purchased for the cost of reproduction, at the office of the Land Development Review Division, 1222 First Avenue, Fifth Floor, San Diego, CA 92101.

To request the draft Mitigated Negative Declaration, Initial Study and/or supporting documents in alternative format, call the Development Services Department at (619) 446-5460 immediately to ensure availability. This information is ALSO available in alternative formats for persons with disabilities. To request this notice in alternative format, call (619) 446-5446 or (800) 735-2929 (TEXT TELEPHONE). For environmental review information, contact Kristen Forburger at (619) 446-5344. For information regarding public meetings/hearings on this project, contact Will Zounes at (619) 687-5942.

A final environmental report incorporating public input will then be prepared for consideration by decision-making authorities.

Cathy Cibit, (Acting) Assistant Deputy Director,
Development Services Department